File 14642
File Box 9B
(First Title & Escrow)

WARRANTY DEED

BOOK 10514 PG 593

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANTHONY SPRINGMAN	NEW OWNER	Map 171-3-A
(NAME)	(NAME)	
805 Manassas Court		Parcel 66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		F.B. 6DU83486
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, M. SCOTT WOLFE AND WIFE, ELLEN M. WOLFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY SPRINGMAN AND LISA F. ARCHER, both unmarried, as Joint Tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Section Two Fredericksburg, as of record in Plat Book 7900, page 640, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Scott Wolfe and wife, Ellen M. Wolfe by deed from Radnor Homes, Inc. of record in Book 9525, page 957, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7798, page 843, Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840; (3) By-Laws of record in Book 8920, page 45; (4) Charter of record in Book 8920, page 40; (5) Easements of record in Book 7993, page 269, Book 7851, page 71; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 640, Book 7900, page 509, Book 7900, page 807, said Register's Office.

97 JUL -2 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0322197

unimproved ( )
This is improved (XX) property, known as 805 Manassas Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of June 19 97

M. Scott Wolfe
M. SCOTT WOLFE

Ellen M. Wolfe
ELLEN M. WOLFE

BOOK 10514 PG 594

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. SCOTT WOLFE AND WIFE, ELLEN M. WOLFE

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of June, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 266,000.00

Anthony Springman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

M. SCOTT WOLFE AND WIFE, ELLEN M. WOLFE

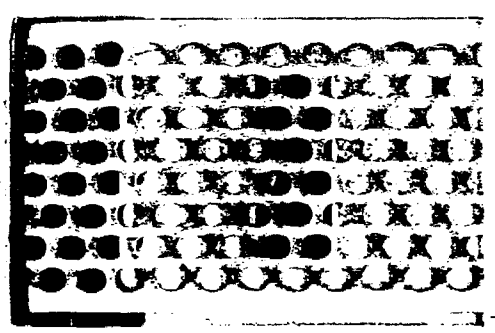
TO

ANTHONY SPRINGMAN AND LISA F. ARCHER

9994 07/02 0101 CASHIER 993.20

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10514 PG 595

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

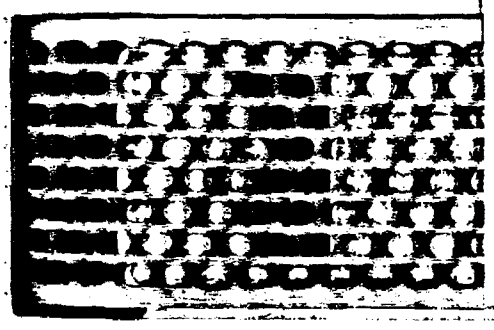
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
266000-00

CON TX	984.20
PRFEE	1.00
WDEED	8.00
TOTAL	993.20
CHECK	993.20

07/02/97 01 10:37 0001 9994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03221 97
IDENTIF. ↑ REFERENCE

97 JUL -2 AM 10:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169775